

**7/31/06 - Monday, July 31, 2006**

**CITY OF EAU CLAIRE**

**PLAN COMMISSION MINUTES**

**Meeting of July 31, 2006**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Larson, Davis, FitzGerald, Kayser, Waedt, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

**1. COMPREHENSIVE PLAN - Amendment to Urban Sewer Service Boundary**

Mr. Tufte explained the proposed amendment to the Urban Sewer Service Boundary that would match the City's Comprehensive Plan map with the Urban Sewer Service boundary of the 2025 Chippewa Falls-Eau Claire Urban Sewer Service Plan by Regional Planning. The proposed amendment would slightly reduce the area from the Comprehensive Plan. This difference is primarily due to the market factor calculation used by the regional staff of 35% rather than the 50% used by the City's consultant. Mr. Tufte reviewed the seven area changes. Six areas would be removed and a seventh would be added. The Comprehensive Plan will need to be updated and the sewer service boundary should be reviewed at that time.

No one from the public appeared in opposition.

Mr. Larson listed two areas of concern which he felt should not be removed from the sewer service boundary, one in the Town of Union along Cameron Street, and a second in the Town of Washington, west of S. Lowes Creek Road.

Ms. Kincaid stated that if this is supposed to be a planning document and felt it not wise to remove these two areas because of their potential for urbanization.

Mr. Vande Loo moved to recommend approval of the amendment. Mr. Waedt seconded and the motion carried. Commissioners Kayser, Larson, and Kincaid voted no.

**2. REZONING (Z-1359-06) - R-2 to C-2, 1602 Hogeboom Avenue**

Joel Swanson has submitted a request to rezone the back half of 1602 Hogeboom Avenue from R-2 to C-2. The front portion is presently C-2 with a commercial office use. He wishes to build a two-car garage on the rear of the property for the commercial use.

Eric Hall, representing the property owner appeared in support. He presented a site plan for the garage. No one appeared in opposition.

Mr. FitzGerald moved to recommend approval. Mr. Larson seconded and the motion carried. Mr. Levandowski abstained.

**3. REZONING (Z-1360-06) - R-3 to R-1, 655 Putnam Drive**

The City Plan Commission has initiated the rezoning of this portion of a lot at 655 Putnam Drive from R-3 to R-1. The zoning change corrects a problem with a split zoning for the parcel.

No one appeared in opposition.

Mr. Larson moved to recommend approval. Mr. Waedt seconded and the motion carried.

**4. CONDITIONAL USE PERMIT (CZ-0621) - Poster Panel, 1125 Starr Avenue**

Lamar Advertising Company has submitted a request to allow an off-premise poster panel located at 1125 Starr Avenue. The property is zoned I-1 Light Industrial. The proposed sign would be approximately 29 feet in height with two sign faces facing Starr Avenue. Each sign face would be 10.75 by 23' in size or approximately 248 square feet in area. The location complies with dimensional spacing for poster panels

Rich Reinhart, real estate manager for Lamar Advertising, spoke in support. He stated the company agrees with the requested improvements as recommended in the staff report. He also agreed to provide landscaping at the base of the sign pole.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report, adding the condition to provide landscaping at the base of the sign pole. Mr. Vande Loo seconded and the motion carried.

**5. CONDITIONAL USE PERMIT (CZ-0622) - Radio Tower, 1819 Mitchell Avenue**

Clear Channel Communications has submitted a request to allow the replacement of a radio tower at 1819 Mitchell Avenue. They are proposing to replace an existing 246' guyed tower with a new enhanced 340' high guyed tower on the site. They would also remove all

satellite dishes and other structures from the property. A new 24' x 24' equipment building would be built at the base of the new tower. There will be a subsurface grounding radial wire beyond the perimeter of the site and a 45' tall utility tower will be placed next to the new equipment building.

Steve Lipowski, representing Clear Channel, spoke in support. He stated the new tower would allow them to remove the older structures and provide improvements to the site. Prairie grasses will be planted since trees cannot be planted over the ground wires. They will also provide up to four tenant spaces on the new tower.

Alan Brace, regional engineer for Clear Channel, addressed concerns about tower collapse and how other towers have collapsed within the guy wires. Answering concerns about interference, they stated the FCC requires them to address such problems. There is no formal requirement on inspections; however, they typically do them every five years.

John Ritchie, 1629 Pine Park Drive, spoke in opposition. He stated that all neighbors are against the tower. The neighborhood has become more residential since the tower was constructed in the 1940s. He felt it was an eyesore and not appropriate.

Jeff Statz, 2506 Colonial Drive, and owner of vacant land around the tower spoke in opposition. He said the owners haven't contacted him in the last year. He noted that complaints about interference always get passed off to someone else.

Lyle Pater, 1713 Pine Park Drive, is currently building a house in the neighborhood and spoke in opposition.

Dan Pederson, 1641 Pine Park Drive, spoke in opposition and had concerns about children from the neighborhood walking onto the property. He complained about the poor maintenance and the run-down condition of the existing site. He also complained of interference in home computers by the radio signals.

Steve Roche, 1802 Pine Park Drive, spoke in opposition with concerns for future safety in the neighborhood and interference with phone and computer use. He also questioned who would repair damage to the fence.

John Jungbluth, 1704 Pine Park Drive, also spoke in opposition and complained of the poorly maintained condition of the property.

Mr. Lipowski addressed concerns about multiple towers (not possible) and reduction of interference with a taller tower.

Mr. Kayser stated that the area has changed to primarily residential and it was probably time to find a new location outside the city.

Mr. Levandowski stated that a new tower would impede future development around the location.

Ms. Kincaid moved to approve the request with the condition #1 and #3 from the staff report, requiring the equipment building to be either brick or split face brick construction. Condition #2 was changed to require for Plan Commission approval of a site plan, including fencing and vegetative screening and plantings, and added a fourth condition that annual inspections of the tower safety be performed. Mr. Larson seconded and the motion carried. Commissioners Levandowski and Kayser voted no. Mr. FitzGerald abstained.

#### **6. DRIVEWAY SURFACE WAIVER (DSW-02-06) - 1324 Wilson Street**

John Orth has submitted a request for a driveway surface waiver for 1324 Wilson Street. The present condition of the yard is grassed with brick pavers for a third car. Staff recommended a solid ribbon of pavers for the driveway that leads to a parking area at the side of the garage.

No one appeared in support or opposition.

Mr. Larson moved to deny the waiver. Mr. FitzGerald seconded and the motion carried.

#### **7. PRELIMINARY PLAT (P-6-06) - Sherman Estates IV**

Scott Kramer, Kramer Land Design Studio, submitted for approval the preliminary plat for Sherman Estates IV located north of Cameron Street and east of I-94. The plat creates 124 lots for single-family development. Mr. Tufte reviewed notations on the plat for unbuildable areas, setbacks and pine tree plantings. Staff's biggest concern was that the plat encroaches on the potential interchange at Cameron Street and I-94. This interchange is proposed in the Comprehensive Plan. Staff recommended postponing consideration for 60 days to allow time for the applicant to modify the preliminary plat around the interchange sketch as provided by Public Works.

Mr. Kramer agreed to a postponement.

Mr. Davis moved to postpone consideration for 60 days starting 7/14/2006. Mr. Vande Loo seconded and the motion carried.

#### **8. CERTIFIED SURVEY MAP (CSM 6-06) - Town of Wheaton**

Chippewa Surveying, Inc., has submitted a request for a variance in Subdivision Code to allow a change in lot line for two existing lots which are less than the 10-acre standard in the Town of Wheaton. Mr. Tufte stated that a change in lot line does not change the number of lots or dwelling units for this property. The proposed lot line change will provide lot access to the street for both lots.

Mr. Vande Loo moved to grant the request. Mr. Waedt seconded and the motion carried.

#### **9. SITE PLAN (SP-0628) - Market and Johnson Addition, Galloway Street**

Ayres Associates has submitted a site plan for an addition to the Market and Johnson office off Galloway Street. The site plan shows

a 2,120 square foot addition on the northwest corner of the existing office building and a smaller addition on the east wall of the building. Adequate parking is available on site. The Waterways and Parks Commission has recommended approval.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Vande Loo moved to approve the site plan with the condition listed in the staff report. Mr. Waedt seconded and the motion carried.

10. **SITE PLAN (SP-0629) - Terrace Hill Mobile Home Park Improvements**

Wisconsin Land Lease, LLC has submitted a site plan for modifications and additions to the mobile home park on the north side of Seymour Road, west of Birch Street. The modifications will allow front yard garages where possible and further creation of mobile home spaces. A storage building will also be provided. The proposed boat/vehicle storage on the north side of the private drive is not allowed due to too narrow a drive for emergency vehicles.

Pete Briggs, representing the park, appeared in support.

Mr. FitzGerald moved to approve the site plan with the six conditions listed in the staff report. Ms. Kincaid seconded and the motion carried.

**MINUTES**

The minutes of the meeting of July 17, 2006, were approved.

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Fred Waedt

Secretary